



## Millfield Lane, Nether Poppleton, York, YO26 6NE

- NO ONWARD CHAIN
- GARAGE
- PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- WELL PRESENTED

**£400,000**



# Millfield Lane, Nether Poppleton, York, YO26 6NE

## DESCRIPTION

A well-presented, two bedroom, detached bungalow in the highly sought after village of Poppleton.

Upon entering the property you have an entrance hallway giving access to all other rooms of the property.

There is a spacious lounge diner that runs the length of the property, a bay window to the front and patio doors to the rear fill the room with light and an attractive log burner creates a focal point to the room.

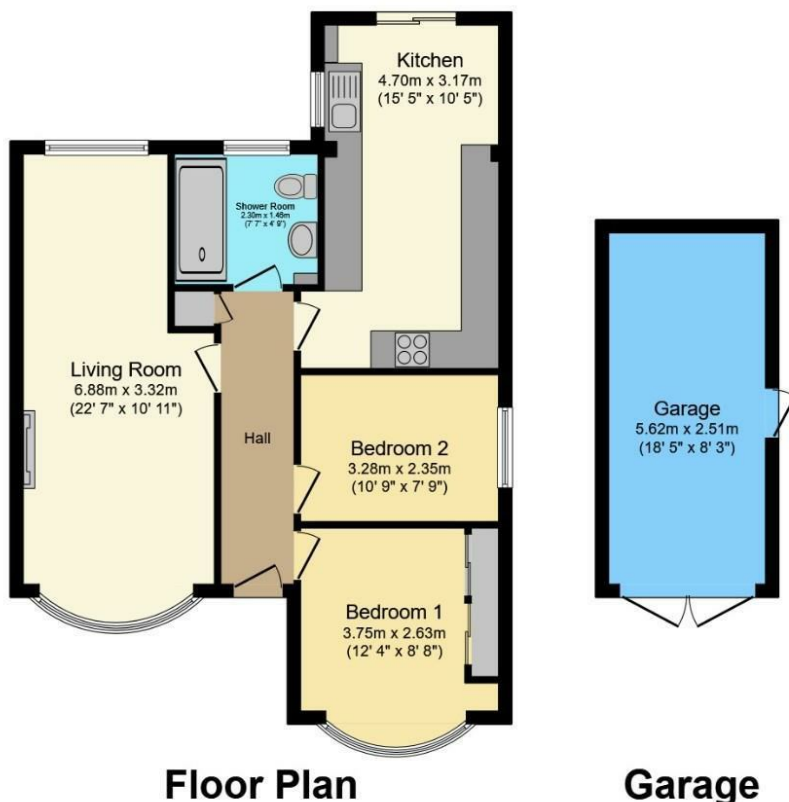
The kitchen features a range of base and wall units with integrated oven, hob and extractor fan above, there is also space and plumbing for free standing white goods, patio doors lead to the rear garden.

There are two bedrooms, the main with a bay window and fitted wardrobes. The shower room completes the internal accommodation with its modern suite comprising sink, WC and walk in shower cubicle. Externally the property has a gravelled driveway to the front, access to the side leads to the detached garage and to the rear you have a private garden, largely laid to lawn with decked seating area and timber summerhouse.

Offered with no onward chain viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 80.8 m<sup>2</sup> (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

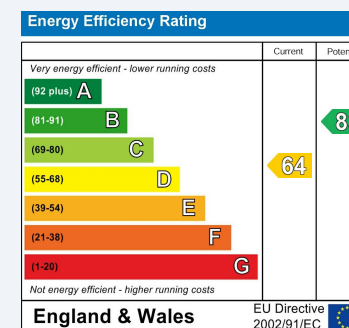
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

